

Town of Brookeville
Planning Commission Meeting Minutes
Tuesday, March 7, 2017
7:30 PM

Planning Commission Members:

Present: Andy Spagnolo, Chris Scanlon, Harper Pryor, Garrett Anderson, Fred Teal, Miche Booz and Stefan Syski

Absent: none

Quorum present? Yes

Others Present: Commissioner Sue Daley, Commissioner Buck Bartley, Philip Sardelis, his business partner, and Jody Klein.

Proceedings: *Meeting called to order at 7:30 p.m. by Chair, Andy Spagnolo*

Inn at Brookeville: The new owners of The Inn at Brookeville, Philip Sardelis, his business partner, and his lawyer, Jody Klein, came to introduce themselves and talk about the potential plan for the Inn at Brookeville. The new owners feel the Inn has a lot of potential and want to share some concepts of redevelopment and to find out what the Town would like to see and what would be appropriate for the setting.

Philip Sardelis had mock-ups and brochures of concepts to share:

- Expand the ballroom in back of the main building: bump out the ballroom and make it look attractive. Cottages are surrounding a swimming pool: overnight rooms / cottages. Ballroom will be for a couple hundred people with room for storage – maybe 200 – 250 people
- Have a separate ballroom, cottages, and a farm to table restaurant. The land on the southern approach to the Inn would be a garden. The restaurant would not be much bigger than it is now. The main building would be renovated to look more original

The property is a complex mixture of ordinances, zonings, easements and boundaries. The 4.8 acres that the restaurant sits upon is zoned as Country Inn. 60% of the property has a forest conservation easement. There was a discussion about an easement that runs through the middle of the property between the MoCo zoning and the Town's zoning. The BPC asked the Inn provide a plat and complete map with all the easement shown to help in guiding the development. The Inn was zoned back in the 1980's as a Country Inn -- this is a zoning ordinance that is no longer used by MoCo, and the Inn's zoning is grandfathered. Any changes to the operation of the Inn would require a new MoCo zoning permit. Agricultural use of the property is ok, and the forest conservation area can be moved around as long as 60% is conserved. They want to make the pond accessible for photo ops.

The BPC's goal is to maintain the historic, rural village character (HRC) of Brookeville and this is important since the Inn is a focal point at the southern entrance to Town. The Inn has 4.3 acres zoned residential located within the Town's boundaries and has an HAWP for 4 houses. If the Inn's owners want to see anything other than residential buildings on those lots, Brookeville will need to change the zoning. Mr. Sardelis would like to work from a clean slate and wants the BPC's feedback about what they would like to see and have his architect to come out and talk with the BPC. He is open to all feedback and does not want to waste time on concept until he knows what the BPC is willing to allow. The BPC feels the Inn is an important piece of property and sets the "tone" for the Town.

Mr. Sardelis cottage design is for 6 cottages with patios around a pool, maybe 10-15 rooms total. The parking would be behind each cottage, and the patios would be around the pool. This concept would be with the bumped out ballroom. The BPC stressed that is want to preserve the HRC of Brookeville by keeping the scales of building smaller, wants to keep open the walking path in and around the Inn. Currently, the Inn seats about 140 people which limit the size of events. Mr. Sardelis does not want to make a ballroom for 300-400

people just a fit a couple hundred people with space to store table and chairs. Mr. Sardelis intends to work with the BPC and MoCo to design his property – he wants to work with grain, not against it.

Mr. Sardelis wants to incorporate the pond around his design and wants to make the pond accessible.

The BPC needs to have a better understanding of any and all zonings, easements and boundaries before it can advise on any changes. Items to consider in any new plans: Walkability, through and around Town, is essential to any new development and smaller scaled, residential looking buildings.

Mr. Sardelis wants the BPC's feedback about possible development to give to his architect. Mr. Sardelis will need to work with the BPC, HPC, and MoCo for permits and design approval.

There used to be a barn on the property. If the Inn is not expanded, Mr. Sardelis would probably build a separate building out back of the Inn to hold a couple hundred people. It was suggested to make the building look barnlike; the Inn would become a farm to table restaurant. Mr. Sardelis was asked to submit a design plan using all buildable property in a cohesive design – jointly between the Town and MoCo land area.

Mr. Sardelis shared that SHA needs to appropriate part of his lot for the ByPass – he is in negotiations with SHA and working with a landscape architect to make the entrance to the Inn attractive.

If a standalone facility was built it would probably be 10,000sq ft., to seat about 250 people and would be no bigger than the current Inn.

The owners of the Inn are not interested in building single families houses on the lot within the Town. They want to design and build and move forward on this project.

Parking for 250 people? Will be part of the design. Rain runoff will be addressed in the design phase and in accordance with MoCo and State regulations.

The cottages will have a residential feel. To make the cottages feel more part of the community, it was suggested to have porches on cottages facing the street as it will create more of a residential feel and blend more into the community. MD97 will be a rural road post ByPass. The BPC needs to consider a pattern of development that makes sense to the Town. It was suggested to have Mr. Sardelis's architect come up with 3 different plans and submit them to BPC for comment and get input from the Town.

Having event space for at least 250 people is a goal. There are so many so many opportunities to the property. It was suggested to make the Inn a destination for people in Town – a gathering spot - to build a sense of community. Mr. Sardelis says one of the possibilities is a bar and eventually a brew pub. Mr. Sardelis is open to anything right now.

The BPC would like Mr. Sardelis's architect to come to interact with the BPC. Post ByPass, the Inn will be the gateway to Brookeville.

Mr. Sardelis requested feedback from the BPC before the next BPC meeting in April. The BPC would like to look at options for the design plan – it will be easier to give feedback with a design plan. Walkability will need to be any design plan. Cottages will need to face High Street. Also, try to make the current building look more original to the setting; the addition to the building is not in harmony with the surroundings.

Mr. Sardelis, his business partner, lawyer, and architect will attend another BPC meeting with design options for review and a map of all easements and conservation areas.

After Mr. Sardelis and entourage had left the meeting, the BPC discussed the proposed project. The Town would need to change the zoning on the land within the Town's boundaries from residential to commercial. This would require a public hearing. The BPC members discussed each proposed element of the proposed plans and Miche will send Mr. Sardelis a letter with what the BPC considered top priorities for future concept plans to include:

- Unique style for each cottage; flip the design, so parking lots do not front High Street
- The look of the entrance and should preserve the historic, rural village character of Brookeville
- Preserve the environment
- Make cottages available for rental to residents when not in use
- Preserve existing walking path

- Restore the house to its original character
- Hide parking out back.

Comprehensive Plan: Chris Scanlon printed a large map of the Town of Brookeville to aid in planning the post ByPass era. The BPC members reviewed the map and will make markup with the map at the next meeting.

Meeting adjourned at 9:20 pm
Cate McDonald, Town Clerk